



WYESHAM

Guide price **£195,000**



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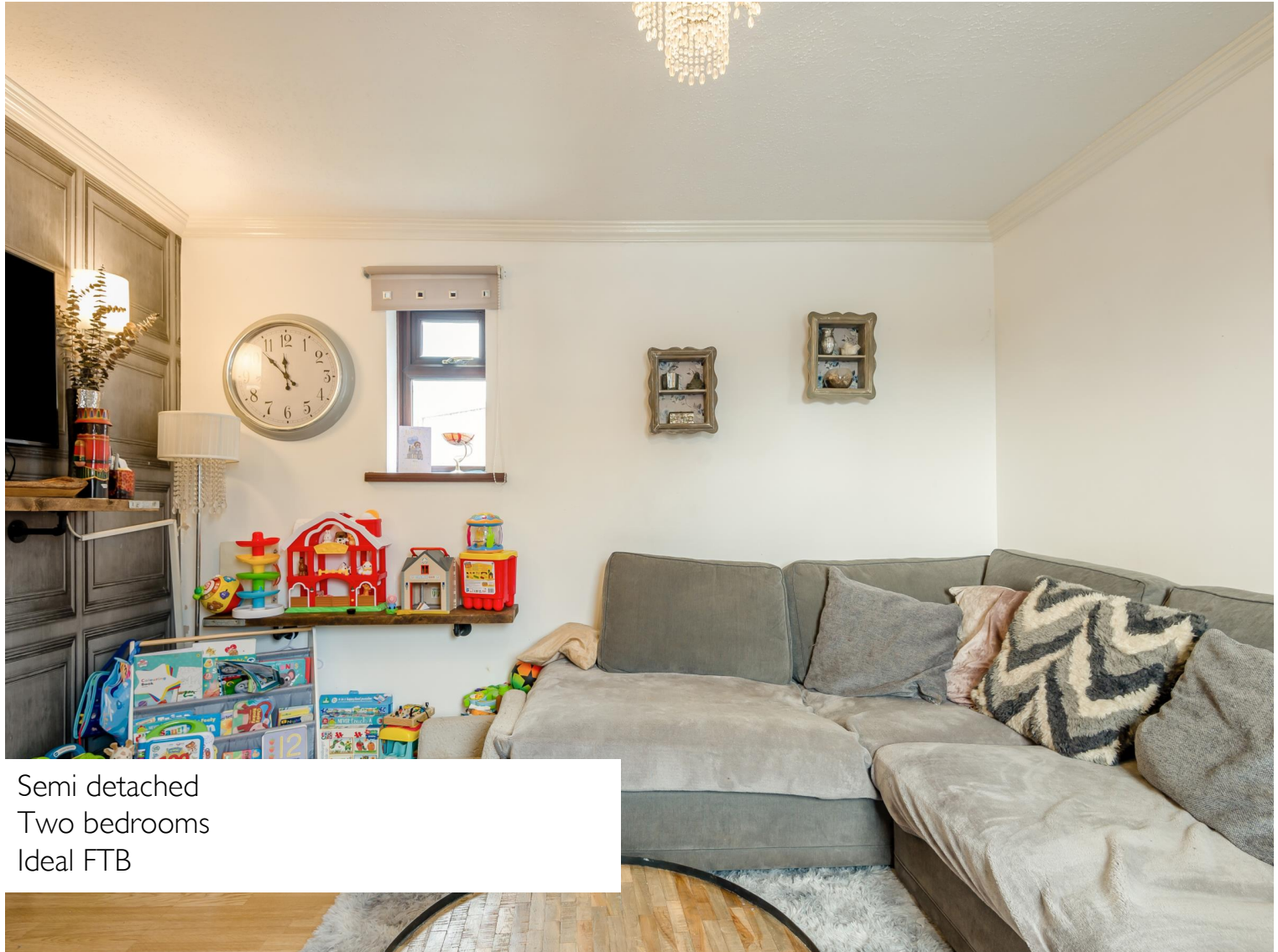
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# 4 KYMIN LEA

Wyesham, Monmouth, Monmouthshire NP25 3TF



Semi detached  
Two bedrooms  
Ideal FTB

This two-bedroom semi-detached home is an ideal first-time purchase. The property features a modern kitchen/breakfast room with a spacious conservatory leading off it, a comfortable lounge, two bedrooms, and a contemporary bathroom. Externally, the low-maintenance garden provides an excellent outdoor space, while additional benefits include off-street parking.

This two-bedroom semi-detached home is located in a sought-after Monmouth residential area, just a short distance away from the town centre

The home is situated within the area of Monmouth called Wyesham located to the south east of the town centre, and is the gateway to this section of the Wye Valley, with the A466 meandering past the estate on its way into the heart of one of Wales' most glorious and famous landscapes. All the activities that this Area of Outstanding Natural Beauty offers are literally on the doorstep, from gentle strolls through woodland to riding the river rapids, and everything in-between. For shopping, socialising and further sporting opportunities, Monmouth town centre is within walking distance, as are some of the best schools in the county.





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### KEY FEATURES

- Semi Detached
- Two bedrooms
- Kitchen/breakfast room
- Conservatory
- Ideal FTB
- Off street parking





# STEP INSIDE



Enter the property via the useful enclosed Entrance Porch

A useful entrance area providing space for coats and shoes, with an obscure uPVC door leading into the kitchen/breakfast room.

## Kitchen/Breakfast Room

A bright and modern space featuring a range of white wall and base units with roll-edge work surfaces. The kitchen is fitted with a stainless steel sink unit with mixer tap and drainer, and offers space and plumbing for a washing machine, slimline dishwasher, and fridge/freezer. There is a double oven with four-ring electric hob, a breakfast bar with additional cupboard storage, and a wall-mounted Worcester boiler. Stairs rise to the first floor, with doors leading to the lounge and conservatory.

## Conservatory

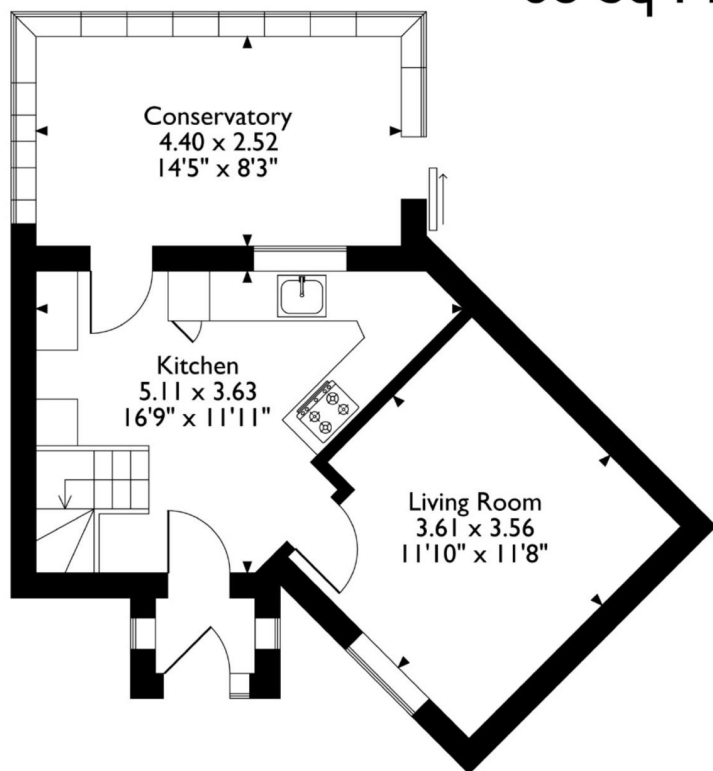
A generously sized conservatory with surrounding windows and French doors opening onto the garden, creating a light and versatile living area. Fitted blinds provide privacy and shade when required.

## Lounge

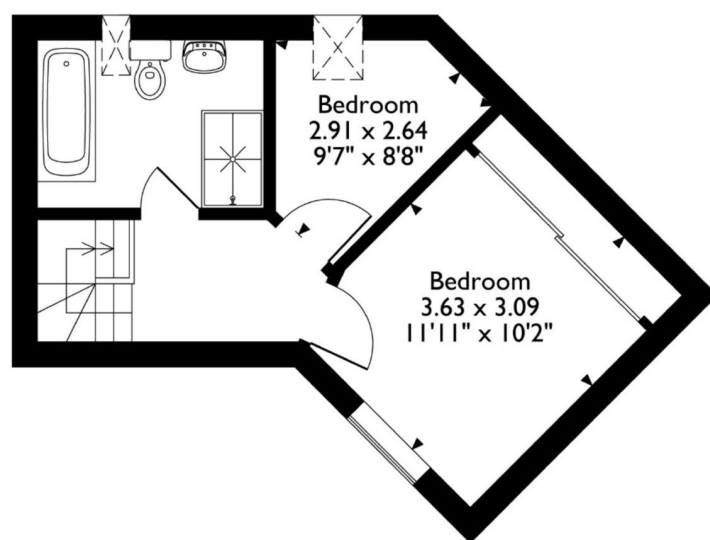
A comfortable reception room with a window to the front aspect and an additional decorative window to the rear, allowing plenty of natural light.

## 4, Kymin Lea, Wyesham, Monmouth

### Approximate Gross Internal Area 68 Sq M/732 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

#### First Floor

Landing with window to the front aspect and loft access, providing doors to both bedrooms and the bathroom.

#### Master Bedroom

A well-proportioned double bedroom with a window to the front aspect and fitted mirrored wardrobes.

#### Bedroom Two

A second bedroom with a Velux window to the rear aspect, ideal as a guest room, nursery, or home office.

#### Bathroom

Fitted with a modern four-piece suite comprising a low-level WC, pedestal wash hand basin, panelled bath, and a double shower cubicle with Mira mixer shower and tiled walls. A Velux window to the rear provides natural light and ventilation.



# STEP OUTSIDE



The rear garden is laid mainly to patio for ease of maintenance and enjoys a pleasant outlook towards the Kymin. There is also gated rear access. Further benefits include off street parking

## INFORMATION

Postcode: NP25 3TF  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: D





## DIRECTIONS

From our Monmouth office, head North onto Priory Street, at the traffic lights, continue straight onto Dixon Road. At Dixon Roundabout, take the third exit onto the A40, at the lights turn left onto the Wye Bridge. At the roundabout continue straight and at the next roundabout, take the third exit onto Wyesham Road. Turn left onto High Meadow and veer left up Justin's Hill. Turn right onto Kymin Lea where number four will be found on the left-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	67	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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